



## STRATEGIC PLANNING COMMITTEE AGENDA

<b>7.00 pm</b>	<b>Thursday 25 March 2021</b>	<b>VIRTUAL MEETING</b>
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Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
(4)**

Dilip Patel (Chairman)  
Timothy Ryan (Vice-Chair)  
Ray Best  
Maggie Themistocli

**Residents' Group  
(1)**

Reg Whitney

**Upminster & Cranham  
Residents' Group  
(1)**

Linda Hawthorn

**Independent Residents  
Group  
(1)**

Graham Williamson

**Labour Group  
(1)**

Keith Darvill

**For information about the meeting please contact:**

**Taiwo Adeoye - 01708 433079  
taiwo.adeoye@onesource.co.uk**





## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will make his announcement including the protocol for the meeting during the Covid-19 pandemic restrictions.

#### **Applications for Decision**

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point in the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

### **4 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS (Pages 1 - 6)**

Protocol attached to be noted by the Committee

### **5 MINUTES (Pages 7 - 8)**

To approve as a correct record the minutes of the meeting of the Committee held on 25 February 2021 and to authorise the Chairman to sign them.

### **6 DEVELOPMENT PRESENTATIONS (Pages 9 - 10)**

Report attached.

**7 PE/00974/20 - NEW CITY COLLEGE (PREVIOUSLY KNOWN AS HAVERING COLLEGE), ARDLEIGH GREEN RD, LAND OFF NELMES WAY AND GARLAND WAY, EMERSON PARK, HORNCHURCH (Pages 11 - 18)**

Report attached.

**8 ITEMS FOR INFORMATION**

**Items for Information**

**Introduction**

1. This part of the agenda is for the committee to receive reports and other items for information purposes only.
2. The items on this part of the agenda will not normally be debated and any questions of clarification need to be agreed with the chair.
3. The following information and advice only applies to reports in this part of the agenda.

**Public speaking**

4. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights.

**Late information**

5. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

6. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented for information only.

**Andrew Beesley**  
**Head of Democratic Services**

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## **LONDON BOROUGH OF HAVERING**

### **PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC RESTRICTIONS**

#### **1. Introduction**

In accordance with the Local Authority and Police Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings (England and Wales) Regulations 2020, all Strategic Planning Committee hearings held during the Covid-19 restrictions will take place using a 'virtual' format. This document aims to give details on how the meetings will take place and establish some rules of procedure to ensure that all parties find the meetings productive.

#### **2. Prior to the Hearing**

Once the date for a meeting has been set, an electronic appointment will be sent to all relevant parties. This will include a link to access the virtual meeting as well as guidance on the use of the technology involved.

#### **3. Format**

For the duration of the Covid-19 restrictions period, all Strategic Planning Committee meetings will be delivered through conference call, using Zoom software. This can be accessed using a PC, laptop or mobile/landline telephone etc. and the instructions sent with meeting appointments will cover how to do this.

#### **4. Structure of the Meeting**

Although held in a virtual format, Strategic Planning Committee Meetings will follow the standard procedure with the following principal stages. Committee Members may ask questions of any party at any time. Questions are however, usually taken after each person has spoken.

- The Planning Officer presents their report (no time limit).
- Objectors to the application make their representations. Parties who are speaking should not repeat the information, which they have already given in writing in their representation. However, they will be able to expand on the written information given, provided the information remains relevant (5 minutes per registered objector).
- The applicant responds to the representations made (5 minutes).
- The Councillor who has called in the application (5 minutes).

- Ward Councillors for the area affected by the application (5 minutes per Councillor).
- The Planning Officer will then present a summary of the material planning considerations (no time limit).
- The Planning Committee members will then debate the item.
- The Clerk will ask members of the Committee to indicate which way they wish to vote and the Clerk will announce the decision of the Committee.

All speakers and attendees, both Councillors and members of the public, are welcome to remain on the Zoom call until the conclusion of the meeting. The meeting will also be webcast so that it can be viewed by non-participants.

## **5. Technology Issues**

An agenda setting out the items for the meeting will be issued in advance, to all parties in accordance with statutory timetables. This will include details of the applications together with all representations on the matter. The agenda will also be published on the Council's website – [www.havering.gov.uk](http://www.havering.gov.uk) in the normal way.

All parties should be aware that the sheer volume of virtual meetings now taking place across the country has placed considerable strain upon broadband network infrastructure. As a result, Zoom meetings may experience intermittent faults whereby participants lose contact for short periods of time before reconnecting to the call. The guidance below explains how the meeting is to be conducted, including advice on what to do if participants cannot hear the speaker and etiquette of participants during the call.

Members and the public will be encouraged to use any Zoom video conferencing facilities provided by the Council to attend a meeting remotely. If this is not possible, attendance may be through an audio link or by other electronic means.

Remote access for members of the public and Members who are not attending to participate in the meeting, together with access for the Press, will be provided via a webcast of the meeting at [www.havering.gov.uk](http://www.havering.gov.uk).

If the Chairman is made aware that the meeting is not accessible to the public through remote means, due to any technological or other failure of provision, then the Chair shall temporarily adjourn the meeting immediately. If the provision of access through remote means cannot be restored within a reasonable period, then the remaining business will be considered at a time and date fixed by the Chairman. If he or she does not fix a date, the remaining business will be considered at the next scheduled ordinary meeting.

## **6. Management of Remote Meetings for Members**

The Chairman will normally confirm at the outset and at any reconvening of a Strategic Planning Committee meeting that they can see and hear all participating Members. Any Member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants.



The attendance of Members at the meeting will be recorded by the Democratic Services Officer. The normal quorum requirements for meetings as set out in the Council's Constitution will also apply to a remote meeting.

If a connection to a Member is lost during a meeting of the Strategic Planning Committee, the Chair will stop the meeting to enable the connection to be restored. If the connection cannot be restored within a reasonable time, the meeting will proceed, but the Member who was disconnected will not be able to vote on the matter under discussion, as they would not have heard all the facts.

## **7. Remote Attendance of the Public**

Any member of the public participating in a meeting remotely in exercise of their right to speak at a Strategic Planning Committee or other meeting must meet the same criteria as members of the Committee (outlined above) in terms of being able to access and, where permitted, speak at the meeting. The use of video conferencing technology for the meeting will facilitate this and guidance on how to access the meeting remotely will be supplied by the clerk.

## **8. Etiquette at the meeting**

For some participants, this will be their first virtual meeting. In order to make the hearing productive for everyone, the following rules must be adhered to and etiquette observed:

- The meeting will be presided over by the Chairman who will invite participants to speak individually at appropriate points. All other participants will have their microphones muted by the Clerk until invited by the Chairman to speak;
- If invited to contribute, participants should make their statement, then wait until invited to speak again if required;
- If it is possible, participants should find a quiet location to participate in the Zoom meeting where they will not be disturbed as background noise can affect participants.
- The person speaking should not be spoken over or interrupted and other participants will normally be muted whilst someone is speaking. If there are intermittent technological faults during the meeting then the speaker will repeat from the point where the disruption started. Whilst intermittent disruption is frustrating, it is important that all participants remain professional and courteous.

## **9. Meeting Procedures**

Democratic Services Officers will facilitate the meeting. Their role will be to control conferencing technology employed for remote access and attendance and to administer the public and Member interaction, engagement and connections on the instruction of the Chairman.

The Council has put in place a technological solution that will enable Members participating in meetings remotely to indicate their wish to speak via this solution.

The Chairman will follow the rules set out in the Council's Constitution when determining who may speak, as well as the order and priority of speakers and the content and length of speeches in the normal way.

The Chairman, at the beginning of the meeting, will explain the protocol for Member and public participation and the rules of debate. The Chairman's ruling during the debate will be final.

Members are asked to adhere to the following etiquette during remote attendance of the meeting:

- Committee Members are asked to join the meeting no later than fifteen minutes before the start to allow themselves and Democratic Services Officers the opportunity to test the equipment.
- Any camera (video-feed) should show a non-descript background or, where possible, a virtual background and members should be careful to not allow exempt or confidential papers to be seen in the video-feed.
- Rather than raising one's hand or rising to be recognised or to speak, Members should avail themselves of the remote process for requesting to be heard and use the 'raise hand' function in the participants field.
- Only speak when invited to by the Chair.
- Only one person may speak at any one time.
- When referring to a specific report, agenda page, or slide, participants should mention the report, page number, or slide so that all members have a clear understanding of what is being discussed at all times

The Chairman will explain, at the relevant point of the meeting, the procedure for participation by registered public objectors, which will reflect the procedures outlined above. Members of the public must adhere to this procedure otherwise; they may be excluded from the meeting.

*For voting, the Democratic Services Officer will ask Members to indicate their vote – either FOR, AGAINST or ABSTAIN, once debate on an application has concluded.*

*The Democratic Services Officer will clearly announce the result of the vote and the Chairman will then move on to the next agenda item.*

Any Member participating in a remote meeting who declares a disclosable pecuniary interest, or other declarable interest, in any item of business that would normally require them to leave the room, must also leave the remote meeting. The Democratic Services Officer or meeting facilitator, who will also invite the relevant Member by link, email or telephone to re-join the meeting at the appropriate time, using the original meeting invitation, will confirm the departure.

**10. After the Hearing - Public Access to Meeting Documentation following the meeting**

Members of the public may access minutes, decision and other relevant documents through the Council's website. [www.havering.gov.uk](http://www.havering.gov.uk)

For any further information on the meeting, please contact [taiwo.adeoye@onesource.co.uk](mailto:taiwo.adeoye@onesource.co.uk), tel: 01708 433079.

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**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
VIRTUAL MEETING  
25 February 2021 (7.00 - 8.40 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	Dilip Patel (Chairman), Timothy Ryan (Vice-Chair), Ray Best and Maggie Themistocli
<b>Residents' Group</b>	Reg Whitney
<b>Upminster &amp; Cranham Residents' Group</b>	Linda Hawthorn
<b>Independent Residents Group</b>	Graham Williamson
<b>Labour Group</b>	Keith Darvill

**91 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**92 PROTOCOL ON THE OPERATION OF STRATEGIC PLANNING  
COMMITTEE MEETINGS DURING THE COVID-19 PANDEMIC  
RESTRICTIONS**

The Committee considered the report and **RESOLVED** to note the contents of the report.

**93 MINUTES**

The minutes of the meeting held on 28 January 2021 were agreed as a correct record and would be signed by the Chairman at a later date.

**94 P1125.20 - RAINHAM RECREATION GROUND, VIKING WAY, RAINHAM,  
RM13 9YG**

The application before the Committee was for the erection of a single storey building to provide a new leisure centre comprising: swimming pool, gym, fitness/dance studios and associated changing facilities; together with alterations to the existing layout of the remaining park area, including relocation of existing play and outdoor gym equipment.

It was noted that the application was a significant development which had been submitted by the council.

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions contained in the report.

95     **P1464.20 - NAPIER HOUSE AND NEW PLYMOUTH HOUSE, DUNEDIN ROAD, RAINHAM RM13 8LD**

The application before the Committee was for the Section 73 application that sought minor material amendments to Planning Permission Reference P0751.19 that was granted consent on 6 April 2020 for the demolition of existing buildings and redevelopment of site comprising a number of buildings ranging between 3-10 storeys and providing for 197 residential dwellings.

The minor material amendments sought were to make changes to the external appearance of the building, layout and landscaping. They were summarised in the report under the three broad categories.

A Councillor call-in had been received which accords with the Committee consideration criteria.

With its agreement Councillor Jan Sargent addressed the Committee

The Committee considered the report and **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions contained in the report.

The vote for the resolution to grant planning permission was carried by 5 votes to 1 against and 2 abstentions.

Councillor Linda Hawthorn voted against the resolution to grant planning permission whilst Councillors Graham Williamson and Reg Whitney abstained from the vote.

96     **QUARTERLY PLANNING PERFORMANCE - UPDATE**

The Committee considered the reporting of performance to the planning committees and **RESOLVED** to note the contents of the report.

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Chairman

## **Development Presentations**

### **Introduction**

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

### **Public speaking and running order**

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the main issues
  - b. Developer presentation (15 minutes)
  - c. Ward Councillor speaking slot (5 minutes)
  - d. Committee questions
  - e. Officer roundup


**Late information**

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.



 <b>Havering</b> LONDON BOROUGH	<b>Strategic Planning Committee – Developer Presentation 25 March 2021</b>
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**Pre-Application Reference:** PE/00974/20

**Location:** NEW CITY COLLEGE (PREVIOUSLY KNOWN AS HAVERING COLLEGE), ARDLEIGH GREEN RD, LAND OFF NELMES WAY AND GARLAND WAY, EMERSON PARK, HORNCHURCH.

**Ward:** SQUIRRELS HEATH

**Description:** HYBRID PLANNING APPLICATION COMPRISING AN 87-BEDROOM PRIVATE CARE HOME (C2 USE CLASS) (DETAILED APPLICATION) AND 3 TWO-STOREY SELF-BUILD HOUSES (OUTLINE APPLICATION) LAYOUT AND ACCESS ONLY WITH ASSOCIATED LANDSCAPING, PARKING, BINS AND CYCLE STORE.

**Case Officer:** Raphael Adenegan

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## 1 BACKGROUND

- 1.1 This proposed development is being presented to enable Members of the committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed planning application has been the subject of pre-application meetings with Officers. There have been four pre-application meetings with officers and the scheme has evolved over the months. These proposals were

presented to the Councils' Quality Review Panel (Chair Review only) on the 16<sup>th</sup> February 2021. Pre-application discussions with the applicants have included the principle of the development proposed including quantum of development, massing, height layout, access and landscaping planning that have been undertaken by the applicants subject to a design code (for the outline development) being developed for the site. The proposals are being brought to Committee at this stage.

## **2 PROPOSAL AND LOCATION DETAILS**

### **2.1 Proposal**

Hybrid (part detailed / part outline) planning application for a mixed-use development of the site comprising:

- Full detailed application: Construction of a new 3-storey care home (C2 use class) which will provide circa. 87 care suites, including 24 dementia suites;
- The new care home will have communal facilities including: a village hall, garden room, café, restaurant, bistro; family room, lounge/activity/hobby rooms, cinema room and salon/therapy rooms;
- The new care home will be served by the existing access off Nelmes Way with a 6m wide road and pedestrian footpath continuing into the site;
- Associated landscaping, parking spaces (up to 50 spaces including car cub) refuse and cycle stores.
- Outline Part (with only access and layout for consideration other matters reserved) application of 3 x 4bed two-storey self-build houses,
- Vehicle access would be from Garland Way

2.2 The proposed pre-application enquiry subject to review is a hybrid application. The information provided as part of this enquiry includes indicative quantum, design/appearance and landscaping.

2.3 The key objective stated by the applicant will be to create high quality buildings and places, which helps boost the supply of private care homes in the borough and minor contribution to the Council housing stock.

### **Site and Surroundings**

2.4 The application site is located south of the Borough within the Squirrels Health Ward. The overall site is bounded by Nelmes Way and Ardleigh Green Road. Entrance into the site is primarily via Ardleigh Green Road. The application site comprises approximately 2.3 hectares. The site benefits from a number of buildings of differing sizes dedicated to educational.

2.5 There are large areas of surface parking to the east and south of the site accessed via one way streets from Ardleigh Green Road. The southern car park

- is adjacent to Nelmes Way but not accessed from this street. This southern car park is the proposed application site.
- 2.6 There is a large landscaped green space in front of the College on Ardleigh Green Road and a second large green open space between the parking and eastern boundary with a large bank of earth running its length.
- 2.7 Ardleigh House Community Association and green open space sits adjacent to the College and its main vehicle access. There is a Tree Protection Order covering the open space.
- 2.8 The area around the site is predominantly residential in character with a predominance of detached and semi-detached houses and a small number of commercial units towards the station.
- 2.9 The site does not fall within a conservation area and there are no listed buildings on site. The site is also identified as falling within a possible contaminated land and landfill. The site falls within Flood Zone 1. The properties on the south side of Nelmes Way opposite the site fall within the Emerson Park Policy Area.
- 2.10 The application site also has a PTAL rating of between 1(Worst) and 2(Poor)

### **Planning History**

- 2.9 There are no relevant planning decisions to the application. However, this current application is relevant:

P0285.21 – for Revised access arrangements, relocated car parking, new cycle parking involving demolition of P Block and associated landscaping.  
No decision.

## **3 CONSULTATION**

- 3.1 As with pre-application discussions no consultation with third parties has occurred, as mentioned earlier the only other party involved to date have been the QRP Panel. It is intended that the following will be consulted regarding any subsequent planning application:
- Thames Water
  - Essex and Suffolk Water
  - EDF Energy
  - Fire Brigade
  - CCG/NHS
  - Metropolitan Police – Design Out Crime

## **4 COMMUNITY ENGAGEMENT**

- 4.1 In accordance with planning legislation, the developer will consult the local community on these proposals as part of the pre-application process.

## **Planning Policy**

National Planning Policy Framework (NPPF) 2019

London Plan 2021

London Borough of Havering Core Strategy and Development Control Policies  
DPD 2008

London Borough of Havering Proposed Submission Local Plan 2016 – 2031

Havering Residential Design SPD

## **5 MATERIAL PLANNING CONSIDERATIONS**

5.1 The main planning issues raised by the application that the Committee must consider are:

- Principle of development
- Design, scale and setting of the building
- Quality of design/Living conditions for future occupiers
- The impact on the residential amenity of neighbouring occupiers
- Access, the impact on the highway network and parking provision
- Quality Review Panel (QRP) comments
- Other issues

### **5.2 Principle of Development**

- The proposal is sited on a brownfield site. Local Plan policies CP2, CP8 and DC5 state among other things that development proposals for community facilities and specialist accommodation will be permitted where it can be demonstrated that the principles of sustainable development are satisfied and that they will accord with the objectives and policies of the Local Plan. Policies CP1 and DC2 requires development to take place on previously developed land. These objectives are consistent with the London Plan and National Planning Policy Framework (NPPF), which encourage the provision of more housing and the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking
- The provision of housing is welcomed and is consistent with the aims of the Local and London Plans and the NPPF to deliver a mix of housing. The site has not been allocated for additional housing supply and as such comes forward as a windfall residential site. The Council expects a significant amount of new housing to be from 'windfall' supply which is consistent with the London Plan which expects borough's to maximise housing supply.

- The application site is located within an existing residential area where the infrastructure has capacity to absorb further development. The application site is also located within an area which is accessible by non-car modes of transport and where there are services and facilities available within walking distance of the site. Furthermore, there are no known physical or environmental constraints at this site. In conclusion, the principle of housing for older people including 3 dwelling houses on a previously developed site in Hornchurch is supported subject to relevant policies governing residential development.

### **5.3 Design, scale and setting of the building**

- While density may not be an issue in this case, what would be important is assessing whether it delivers sufficient quality of design and provides a high quality living environment for future occupiers.
- The height of buildings within the school (Ardleigh Green Road) is predominantly three-storey while that of buildings on Nemes Way and Garland Way, is 2-storeys and predominantly residential. The proposed care home is 3/2 storey in height with 3-storey being the dominant. The illustrative design shows the three dwellinghouses as 2-storey high. The Nemes Way and Garland Way is characterised by relatively large two-storey residential buildings. The proposed care home building would be notably higher than the adjoining 2-storey residential properties. Any height and bulk should be justified through a thorough townscape and contextual approach including identifying important viewpoints, in accordance with Policy DC61 of the LDF and policies HC3 and HC4 of the emerging Local Plan. Members may wish to comment on this part of the proposal.

### **5.4 The impact on the residential amenity of neighbouring occupiers**

- There is merit in an approach as demonstrated which gives high priority to the quality of materials and which can demonstrate a coherent design led approach to the redevelopment of the site.
- It is important that any proposal provides high quality accommodation for future residents including provision of outdoor communal space and satisfactory outlook from habitable rooms.
- Consideration is required as to the quality of visitor environment from the main road and within the overall area of the site.
- The layout of the site has been designed to respond to adjoining properties to the east, Nos. 3, 5, 7 and 9 Russetts considering massing, aspects and separation distances. Accordingly, the footprint of the building

is positioned towards the centre, whilst parking court towards the west and south west.

## **5.5 Access, the impact on the highway network and parking provision**

- It is not anticipated that the proposals will generate significant levels of traffic. There would likely be a requirement to provide disabled parking 50 parking spaces are proposed for visitors and staff.
- Given the quantum and the use proposed and the nature of the site, providing the necessary parking and satisfactory servicing and high quality landscaping may be a challenge and Members may wish to comment on this.

## **5.6 Quality Review Panel (QRP) Comments**

- The proposal has presented to the Havering Quality Review Panel (Chair Review only) on 16th February 2020. Members should note that the proposal as presented to them may have changed to reflect the comments of the QRP. The following comments were made by the QRP:
  - The panel feels that the initial thinking and ambition underpinning the scheme leads in the right direction. The panel is also supportive of the overall approach to the architecture of the main buildings, particularly in terms of scale and massing.
  - The panel feels that further thought needs to be given to how the scheme relates to the streetscape of Nelmes Way. The character of this relationship, in terms of openness, the tree line and the quality of the forecourt, is not yet clear. Drawing on the suburban character of Nelmes Way, and in particular the green verge along the street, would help to create a successful relationship here.
  - Referencing the Arts and Crafts language of Ardleigh House is a good starting point in developing the scheme's architectural approach, but it encourages the design team to also draw on the local suburban character.
  - More could be done to set the buildings within their immediate context, particularly in relation to Nelmes Way.
  - The internal layout creates long corridors which can create difficulties with wayfinding and recognition, and the panel encourages the design team to develop more generous, differentiated spaces, and to ensure that entrances are distinct.
  - The panel feels that the two orientations of amenity space, each with different identities, is a strength of the scheme. Microclimate analyses of the amenity spaces should guide the refinement of their design. The panel questions the quality of the forecourt and feels that the pedestrian experience of arrival, which is routed around and through a car park and cycle racks, is likely to be unsatisfactory. The forecourt should be reconsidered to address this.
  - The panel notes that the scheme has a high number of car parking spaces. If these are genuinely necessary then the area could be broken up, with different surfaces and planting, to integrate it into the landscape.

## Self-build plots

- The proposed layout appears broadly sensible, but the panel questions the balance of front and back gardens, as there is a risk that there will be too much unused space at the front, especially in the case of the right hand house.
- The panel would like to see a design code for the three self-build houses, which respects difference but identifies clearly where commonalities are needed. It suggests that the focus within the code should be on materials, scale and massing, rather than on the detail of facades.

## Financial and Other Mitigation

5.7 Any subsequent planning application will be supported by a package of measures secured under s106 of the Town and Country Planning Act 1990 or the Community Infrastructure Levy (as appropriate), to mitigate impacts of the proposed development.

5.8 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £25 per square metre Mayoral CIL towards Crossrail
- £125 per square metre Havering CIL

5.9 **Other Planning Issues:**

- Archaeology
- Biodiversity
- Housing provision
- Microclimate - Daylight/Sunlight
- Sustainable Design and Construction
- Open Space and Recreation
- Flooding and Sustainable Drainage System
- Secured by Design Sustainable Design and Construction
- Secured by Design
- Servicing Management

## Summary of Issues

5.11 In order to assist members, officers have raised similar concerns/issues expressed by the Quality Review Panel with the developer team as outlined in Paragraph 5.6 and members may wish to comment in relation to these points in addition to any other comments/questions that they may wish to raise.

## Conclusion

- 5.12 The proposed development has been considered at pre-application meetings with officers, and the scheme has been developed as a result. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.
- 5.13 Further, it is likely that this scheme may come back to this Committee for final review as part of the continuing Pre-Application engagement but only if members seek further clarification.